

# 503/301 Botany Road, Zetland, NSW 2017

CrownPropertyAgency

## Apartment For Sale

Wednesday, 20 March 2024

503/301 Botany Road, Zetland, NSW 2017

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Monish Sengar



Anthony Caudullo  
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## Contact Agent

This level 5 North/East Facing, Sun drenched 2 bedroom apartment with a study, features partial city views and high quality finishing's throughout the apartment. Enjoy the benefits of the 20-minute rule appeal where you can work, live and play all within a 20-minute radius. Apartment features include:- Stainless steel European Miele appliances (including dishwasher), gas cooktop, stone benchtop and mirror splash-back.- Soft close drawers and LED strip lighting under overhead cupboards.- Ultra Modern bathroom with ample storage.- Pay TV access and provision for high speed Opticom internet & Security Intercom.- Reverse cycle ducted air conditioning.- Internal laundry with dryer included.- One secure car space and one lock up storage cage in basement- Large wardrobe. Common Facilities include:- Outdoor pool deck- Spa / Sauna- Fully Equipped Gymnasium- Music Rooms- Rooftop gardens and Residential Sky lounge- Infinity Convention Center- Theatre- Onsite Building Manager- Onsite Property Management Office- Bike Racks & Bays

Outgoings: Strata - \$2800 per quarter approx Council - \$315 per quarter approx Water - \$190 per quarter approx Rental Estimate: \$1300pw - \$1400pw Internal Size: 88sqm External Size: 37sqm Total Size: 125sqm Carspace/Storage Location: B3 Location:- Directly above Green Square Train Station- State of the Art Green Square Library- High-end fine dining restaurants & cafes- Essential Services outlets- Sydney Domestic & International Airport 5km- Woolworths 100m- Bus Stop 10m There are two floors of retail where you can choose from a diversity of cafes, bars, restaurants and an extensive array of retail options wrapping the street level perimeter of the building. (Disclaimer: \*All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Photos are generic in nature and therefore do not reflect the actual apartment but do reflect similar layouts, fixtures and finishings\*)